

# FOR LEASE

- 1,250 sf office available December 2025
- Flexible floor plan includes built-in reception with waiting room and 5 private offices
- Newer plank flooring, lots of windows, and neutral colors throughout
- Located on Little Road, just north of State Road 54 where units rarely come available
- Natural landscaping with beautiful trees in a very well-maintained office park comprised of various medical and professional companies
- Busy road with great access, ample parking and excellent signage
- Traffic Counts in excess of 53,000 vehicles per day



4109 Little Road Ste. 102 | New Port Richey, FL 34655

Lease Rate | \$23 psf Modified Gross

## Little Road Professional Office

**Lisa Ingram**  
Commercial Associate  
Cell: (727) 946-7973  
lingram@cap-realty.com

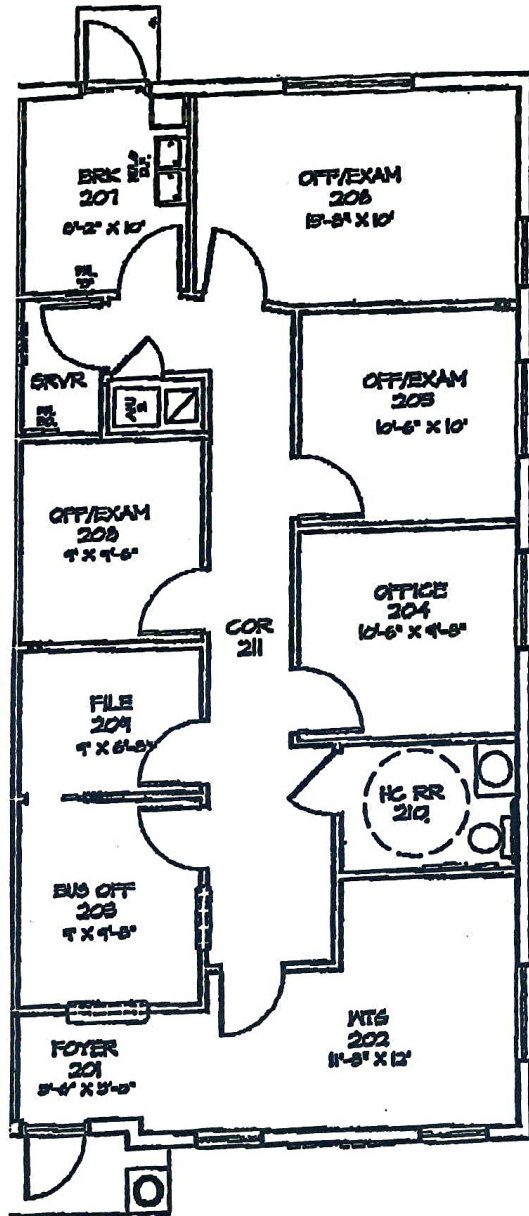
Office: (727) 376-4900  
cap-realty.com



**COMMERCIAL ASSET  
PARTNERS**



STE. 102 SPACE PLAN | 1,250 SF



PROPERTY FEATURES



# Demographics | 5 Miles



157,930

Population



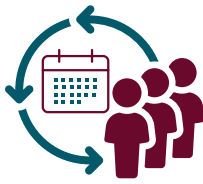
4%

Population Growth



\$74,636

Average HH Income



45.6

Median Age

4109 Little Road | New Port Richey, FL 34655



Aerial - Site Plan



CAP-Realty.com

(727) 376-4900

Visit us @ [www.cap-realty.com](http://www.cap-realty.com)

LinkedIn | Facebook | Instagram

Follow CAPRealty @ /commercialassetpartnersrealty/



**COMMERCIAL ASSET  
PARTNERS**

PROFESSIONAL OFFICE SPACE